

# BUILDING OUR FUTURE

## Seven Directions Project



### Building our future

Native American Health Center is embarking upon a development project to build the future of the organization and to maintain a high level of quality of care for our community. We are in the pre-development phase of building a new 26,000 square foot community-based healthcare facility to be located in the Fruitvale neighborhood of Oakland two blocks from the current facility. The project is named Seven Directions and will be co-developed with the East Bay Asian Local Development Corporation, a leading nonprofit housing developer in the East Bay, who will develop 38 affordable family housing units built above the new healthcare facility. This mixed-use project will directly combine family housing with Native American Health Center's comprehensive holistic healthcare model.

The new healthcare facility will house primary family medical care, comprehensive dental care, outpatient mental health services, and our Women, Infants and Children (WIC) program. These services will relocate to the new facility from their current location in the Fruitvale neighborhood. Additional exam rooms and client service space is necessary to keep up with an increasing demand. Two additional exam rooms will be added to the medical department; three additional dental operatories will be added to the dental department; and, four additional counseling rooms will be added to the mental health services department overall increasing the organization's capacity to serve our patient population.

Additionally, community space will be built on-site and will include multipurpose community gathering rooms for talking circles (culturally appropriate large group counseling), community events, community visioning meetings, lectures, workshops and other community gatherings. Classrooms will also be created to provide learning opportunities for community members including first time homebuyer programs, computer training, parenting classes, specialized training, and other learning opportunities. Moreover, an outdoor ceremonial garden will be created for culturally appropriate ceremonies and healing.

### **We already have site control**

The project has already acquired a 0.6-acre site in the Fruitvale neighborhood purchased with \$1,078,000 in financing from the City of Oakland who also contributed an additional \$3.4 million for the housing portion of the mixed-use project. The project site is an empty lot that has been a blight in the neighborhood for the past 30 years and is located on International Boulevard that is serviced by nine AC Transit bus lines and located within a ten-minute walking distance of the Fruitvale BART Station. The healthcare facility total cost of development is \$10 million and will be financed through an \$8 million tax-exempt bond, a \$250,000 organizational equity share and a \$1.75 million capital campaign. Construction is slated to begin in March 2005 and will have a 15-month construction period. The overall project will be completed Summer 2006.

### **We need a new facility designed for holistic community healthcare**

The new healthcare facility will dramatically improve the quality of care and will positively impact our mission, vision and values by creating a facility designed with our holistic healthcare model at the core of its design. Our community-based model has outgrown the current facility and requires a new facility that includes elements not currently available in our community, especially the community gathering space, classrooms and outdoor ceremonial garden. In order to fully implement the developed holistic model, we require a new facility that incorporates the model in the essence of the design.

### **The current facility is no longer adequate**

The current Oakland Native American Health Center is housed in a building that was built in 1927 for individual doctors offices as the East 14th Street (renamed International Blvd) corridor was becoming recognized as a center for medical care with St. Joseph's Hospital at its core. Native American Health Center opened a clinic in the Fruitvale neighborhood in 1976 due to the growing number of Native Americans in Oakland requiring our services. At that time, Native American Health Center rented space in the Fruitvale Medical Building located on East 14th Street. However, in 1983, the organization made a bold move forward by purchasing a 20,000 square foot, four-story building located on 31st Avenue and East 14th Street and renamed it the American Indian Human Services Building.

Today, the building is owned outright by Native American Health Center since 1996 and has served as a tremendous asset for the organization and community to leverage resources and to serve as a symbol for community strength and well being. Although the organization has maintained the building well over the years, it was never designed as a community healthcare facility and certainly does not reflect the recently developed holistic healthcare model. The organization requires a new facility that has been specifically designed as a community-based healthcare facility and to fully implement the holistic healthcare model. The inclusion of 38 affordable family housing units into the project greatly increases access for targeted low-income clients. The units are reserved for families in the 25% to 65% area median income levels, which currently in Oakland, for a family of four, is \$80,100.

### **We Need Your Financial Support**

The financial capacity of the organization to take on the enormous cost of the project was recently studied in a preliminary financial analysis to take on the level of debt required to develop the new healthcare facility. However, the \$1.75 million capital campaign is necessary to serve as the organization's overall equity in the project, a requirement by the tax-exempt bond-financing source. Financial support for the new healthcare facility of Native American Health Center will assist us in our effort to continue to provide a high level of quality community-based health care services for a growing number of those in need.

For more information please contact Native American Community Development, the community development arm of Native American Health Center, at 510-535-4469 or by e-mail at [info.nativehealth.org](mailto:info.nativehealth.org). You can also make financial contributions through our website at [www.nativehealth.org](http://www.nativehealth.org).